

**Official  
City Council Minutes  
City of Wood River, Nebraska  
Regular Meeting  
January 3, 2023**

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Wood River, Nebraska was conducted in the Council Chambers of City Hall, 108 W. 10<sup>th</sup> St, on December 28, 2022. Notice of the time and place of the meeting was given in advance thereof by publicized notice on January 3, 2022 in the Clipper and the Grand Island Independent. An agenda for the meeting, was kept continuously current, and was made available for public inspection on the City's website (woodriverne.com).

**Mayor Greg Cramer** called the meeting to order at 7:00 p.m.

**Council Present:** Nielsen, Rotter Rodriguez, Rennau, and Thompson. Vacancy in Ward 1.

**City Officials Present:** Ashley Manning, City Clerk; Drew Graham, City Attorney.

**Public Present:** Alicia Jonak

The **Mayor** led the Council Members and audience in the Pledge of Allegiance.

**Mayor Cramer** advised the public body of the Open Meetings Act that is posted in the meeting room and entry hall.

**Public Comment(s):** None.

Items on the consent agenda for approval were:

**December 20, 2022, Regular Meeting Minutes.**

Disbursements reviewed this meeting by: **RODRIGUEZ & THOMPSON**

Disbursements totaling: **\$23,487.53**

Checks not on list: **\$97,117.80**

Sunlife Financial: **\$169.52**

Blue Cross BlueShield: **\$5,346.90**

Lincoln Financial Group: **\$447.91**

Redwing Software **\$15.00**

Ameritas **\$49.00**

Zero Fee **\$29.99**

Wires **\$28,052.50**

**Nielsen** made the motion to approve items on the consent agenda. Motion seconded by **Thompson**. Motion carried. 5/0.

Council discussed the possibility of allowing chickens within City Limits. City Attorney Drew Graham was present to answer questions regarding registration processes and advise on best practices for complaints and compliance. A draft ordinance was presented to Council that includes rules and regulations. Alicia Jonak attended in support of allowing chickens. James Thompson brought up the possible noise complaints that will occur if neighbors of those with chickens have dogs. There are restrictions on placement of the coop from neighboring property lines. **Rotter** motioned to move forward and introduce the Ordinance at the next City Council meeting. Motion seconded by **Rodriguez**. Motion carried 4/1 – Thompson voting no.

Employee handbook discussion will occur at a future meeting.

The City received one janitorial bid. Bid was received from Rodriguez Sisters for a fee of \$500.00 per month, regular weekly cleaning. **Rotter** motioned to approve the bid from Rodriguez Sisters for a set fee of \$500.00 per month for cleaning of the Community Center and City Hall. Motion seconded by **Nielsen**. Motion carried 4/0 – Rodriguez abstained.

**Nielsen** motioned to approve payment to Felsburg Holt & Ullevig (Invoice 35749) in the amount of \$29,743.75 for Advance Assistance project work. Motion seconded by **Rennau**. Motion carried 5/0.

Mayor Cramer appointed a committee for selecting the architect engineer for the senior center project: Eric Nielsen, Greg Cramer, Kila Turek, Heather Rotter, Mike Rennau. **Nielsen** motioned to approve the committee as appointed by Mayor Cramer. Motion seconded by **Rotter**. Motion carried 5/0.

**Rotter** motioned to approve Mayor Cramer signing a letter of notice to apply for the Civic Community Center Financing Fund program for the Library space of the Legacy Station in the amount of \$562,000.00 using capital proceeds of the Library fund as the matching grant monies and having Sara Arnett, Wood River Vision 2020 Board Member as the local contact. Motion seconded by **Rennau**. Motion carried 5/0.

**Department Remarks:**

None.

**Council Remarks:**

**Thompson:** Asked about ATV/UTV registration requirements if using vehicle to move snow. Council indicated that if vehicle has a blade on it and is actively moving snow, no registration is needed. Registration is required for vehicles to be out driving on the City Streets.

**Nielsen:** Legacy Station needs to be 100% supported by Council for some grant applications, this means that each Council member needs to donate money to the project.

**Mayor's Remarks:**

None.

As there was no further business to come before this session of the Council, Council member **Nielsen** made the motion to adjourn at 7:41 p.m. Motion seconded by **Thompson**.

You can find agenda request forms and minutes from previous meetings on the city's website at [www.woodriverne.com/agendaform.htm](http://www.woodriverne.com/agendaform.htm). You can preview all ordinances and resolutions at the city office during regular business hours.

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Greg Cramer, Mayor

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Ashley Manning, City Clerk

CLAIMS

1/17/2023

ABBREVIATIONS USED: RP=REPAIRS, SU=SUPPLIES,  
 SE=SERVICES, IT=INS/TAXES/RETRM, RE=REIMBURSEMENTS  
 UE=UTIL. EXPENSES, DM=DUES/MEMBERSHIPS/FEES, SP=SALARIES  
 PAID, ER=ELECTRICAL REBATE, MI=MISCELLANEOUS, OE=OPERATING  
 EXPENSES, CD=CD'S PURCHASED

**General Fund**

|                   |    |         |
|-------------------|----|---------|
| AMGL              | SE | 9800.00 |
| CLIPPER           | SE | 367.26  |
| COMPUTER CONCEPTS | SE | 100.00  |

**Street Fund**

|                      |    |        |
|----------------------|----|--------|
| CHAD SHUDA           | RE | 30.00  |
| JOHN DEERE FINANCIAL | RP | 184.00 |

**Sewer Fund**

|                   |    |        |
|-------------------|----|--------|
| PLATTE VALLEY LAB | SE | 145.00 |
| MENARDS           | RU | 10.27  |
| MARTY BROWN       | RE | 30.00  |
| RE MEAD           | RP | 22.00  |

**Fire Fund**

|                    |    |         |
|--------------------|----|---------|
| GABRIELA RODRIGUEZ | SE | 40.00   |
| MARIA RODRIGUEZ    | SE | 80.00   |
| OREILLY FIRST CALL | SE | 80.94   |
| INLAND TRUCK PARTS | RP | 6979.87 |

**Electric Fund**

|                      |    |         |
|----------------------|----|---------|
| ONE CALL CONCEPTS    | SE | 3.20    |
| CORE & MAIN          | SU | 553.24  |
| WAPA                 | UE | 1687.67 |
| BRENT GASCHO         | RE | 30.00   |
| NMPP                 | OE | 2177.00 |
| ARNOLD MOTOR SUPPLY  | SU | 61.59   |
| JELINEK ACE HARDWARE | SU | 58.96   |

**Water Fund**

|                       |    |         |
|-----------------------|----|---------|
| ZANE STRODE           | RE | 30.00   |
| ITRON                 | SE | 1200.00 |
| CENTRAL DIST HLTH DPT | SE | 184.50  |

**Police Fund**

|                 |    |         |
|-----------------|----|---------|
| HALL CO SHERIFF | SE | 7719.23 |
|-----------------|----|---------|

**Senior Center Fund**

|                |    |        |
|----------------|----|--------|
| DENNIS WAGONER | RE | 111.87 |
|----------------|----|--------|

**Ambulance Fund**

|      |    |        |
|------|----|--------|
| OMNI | SE | 186.52 |
|------|----|--------|

**Variety Fund**

|                    |    |         |
|--------------------|----|---------|
| PRESTO-X           | SE | 157.07  |
| NT&T               | UE | 849.07  |
| LINCOLN JOURNAL    | SE | 176.04  |
| CHARTER            | UE | 82.61   |
| VERIZON            | UE | 93.56   |
| WILLIS REPAIR      | MI | 158.01  |
| SVEHLA LAW         | SE | 325.00  |
| TRAUSCH DYNAMICS   | SU | 113.53  |
| CPI                | SU | 375.51  |
| CITY OF WOOD RIVER | UE | 5450.47 |

|                    |    |            |
|--------------------|----|------------|
| TOTAL DISB.        | \$ | 39,653.99  |
| CHECKS NOT ON LIST | \$ | 84,216.23  |
|                    | \$ | 123,870.22 |

REVIEWED BY: \_\_\_\_\_

COUNCILPERSON \_\_\_\_\_

**Checks not on list**

|                    |          |
|--------------------|----------|
| 36779 USPS         | 201.25   |
| 36799 FHU          | 29743.75 |
| 36800 NE GENERATOR | 25842.48 |
| 36801 NE GENERATOR | 28428.75 |

**Special Designated License  
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions  
Late applications are non-refundable and will be rejected

MNO Hometown Market Inc  
Retail Liquor License Name or \*Non-Profit Organization (\*Must include Form #201 as Page 2)

118 E 9th St Wood River Ne 68883  
Retail Liquor License Address or Non-Profit Business Address

118118  
Retail License Number or Non-Profit Federal ID #

Consecutive Dates only  
Event Date(s): 2/11/23

Event Start Time(s): 3:00 PM

Event End Time(s): 1:00 AM

Alternate Date: \_\_\_\_\_

Alternate Location Building & Address: Babels Bar

Event Building Name: Babels Barn

Event Street Address/City: 5106 Old Military Rd Wood River Ne 68883

Indoor area to be licensed in length & width: 90 x 80

Outdoor area to be licensed in length & width: \_\_\_\_\_ X \_\_\_\_\_ (Diagram Form #109 must be attached)

Type of Event: Firemens fundraiser Estimate # of attendees: 150

Type of alcohol to be served: Beer  Wine  Distilled Spirits   
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: Vernice Morse Event Contact Phone Number: 308-390-3993

Event Contact Email: mnohometownmarket@gmail.com

\*Signature Authorized Representative: Vernice Morse Printed Name Vernice Morse

*I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.*

\*Retail licensee – Must be signed by a member listed on permanent license  
\*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below: Page 4  
The local governing body for the City/Village of \_\_\_\_\_ OR County of \_\_\_\_\_ approves  
the issuance of a Special Designated License as requested above. (Only one should be written above)

\_\_\_\_\_  
Local Governing Body Authorized Signature Date

ORDINANCE NO. 580

AN ORDINANCE AMENDING CHAPTER 6 OF THE MUNICIPAL CODE OF WOOD RIVER, NEBRASKA, TO ADOPT A NEW SECTION 6-214 OF THE CODE TO ALLOW THE KEEPING OF BACKYARD CHICKENS SUBJECT TO CERTAIN RESTRICTIONS; REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; APPROVING PUBLICATION IN PAMPHLET FORM; AND DECLARING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA, AS FOLLOWS:

**SECTION 1. ADOPTION OF NEW SECTION 6-214:**

That a new Chapter 6, Article 214 of the Municipal Code of Wood River, Nebraska, be adopted to provide as follows:

Sec. 6-214. – KEEPING OF BACKYARD CHICKENS

The keeping of hens and hen bantams in residential districts on property consisting of a single-family dwelling is allowed, subject to the following:

A. Any person who keeps hens or bantams in the City of Wood River shall obtain a license from the City prior to acquiring the hens or bantams. Application shall be made to City Hall, and the fee for the license shall be ten dollars (\$10.00).

B. Licenses are valid for the calendar year and shall expire and become invalid on December 31st at the end of the calendar year after the date of issuance; prorating the fee is not allowed. A person who wishes to continue keeping hens or hen bantams shall have obtained a new license on or before January 1st. Application for a new license shall be pursuant to the administrative procedures and requirements that are applicable at the time the person applies for a new license.

C. A person who keeps or houses hens or bantams on his or her property shall comply with all of the following requirements:

1. No more than four (4) hens and/or hen bantams may be kept on any one zoning lot. Hereinafter "hens" and "hen bantams" will be referenced collectively as "chickens".
2. The principal use of the property shall be a single-family dwelling, and the license applicant shall be the owner of the property.
3. No person shall keep any rooster.
4. No person shall slaughter any chickens.
5. The chickens shall be provided with a covered fenced enclosure or coop (hereinafter, "chicken enclosure") and must be kept in the chicken enclosure at all times. Such chicken enclosure shall contain at least four (4) square feet of floor area per chicken, and the chicken enclosure shall provide at least ten (10) square feet of open area per chicken; no chicken enclosure shall exceed one hundred twenty (120) square feet of floor area or exceed seven (7) feet in height.
6. A person shall not keep chickens in any location on the property other than in the chicken enclosure in the rear yard. For purposes of this section "rear yard" means that portion of a lot enclosed by the property's rear lot line and the side lot lines to the points where the side lot lines intersect with an imaginary line established by the rear of the dwelling and extending to the side lot lines.
7. No chicken enclosure shall be located closer than ten (10) feet to any property line of an adjacent property.
8. No chicken enclosure shall be located closer than forty (40) feet to any residential structure on another person's property.
9. All chicken enclosures shall be constructed or repaired to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.
10. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with or infected by rats, mice, or other rodents shall be protected so as to prevent rats, mice,

or other rodents from gaining access to or coming into contact with the food and other associated items.

11. Eggs produced by licensed chickens may be sold by the license holder, subject to compliance with the Zoning Ordinance of the City of Wood River, Nebraska, Section 11-301 Home occupations and home-based businesses.

12. A person who has been issued a license freely and voluntarily consents to a search and examination of the chicken enclosure in his/her rear yard upon demand by any Police Officer or Code Enforcement Officer.

If any of the above requirements are not complied with, the City may revoke any license granted under this section and/or initiate prosecution of the license holder and/or any other person violating the Code. Violations are misdemeanors punishable by Sec. 6-401 of this Code.

**SECTION 3. REPEAL:**

That all ordinances or portions of ordinances in conflict herewith are hereby repealed.

**SECTION 4. PUBLICATION AND EFFECTIVE DATE:**

This ordinance is adopted and approved for publishing in pamphlet form, and shall be in full force and effect from and after 15 days after its passage, approval, and publication or posting as provided by law. The provisions of this Ordinance shall become and be made part of the Municipal Code of the City of Wood River, Nebraska and sections of this Ordinance may be renumbered to accomplish such intention.

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Greg Cramer, Mayor

ATTEST:

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Ashley Manning, City Clerk

01/03/23  
11:58

Hall County Sheriff's Office  
Law Incident Summary Report, by Nature

1013  
Page: 1

| Number                            | Time and Date     | Nature          | Address                    | Loctn | Dsp |
|-----------------------------------|-------------------|-----------------|----------------------------|-------|-----|
| Agency: Hall Co. Sheriff's Office |                   |                 |                            |       |     |
| L22120430                         | 06:25:58 12/07/22 | 911 Hang Up     | 1416 EAST ST, Wood River,  | WOOD  | CLO |
| L22121260                         | 05:25:20 12/19/22 | 911 Hang Up     | 210 ELEVENTH ST E, Wood Ri | WOOD  | CLO |
| L22121828                         | 21:08:50 12/28/22 | 911 Hang Up     | 501 MAIN ST, Wood River, N | WOOD  | CLO |
| L22120937                         | 13:42:24 12/14/22 | Accident H&R    | 1420 EAST ST, Wood River,  | WOOD  | INA |
| L22120083                         | 21:12:28 12/01/22 | Assault         | 1408 WALNUT ST, Wood River | WOOD  | EJR |
| L22120095                         | 08:26:53 12/02/22 | Assist Medical  | 1413 MAIN ST, Wood River,  | WOOD  | CLO |
| L22120597                         | 13:53:26 12/09/22 | Assist Medical  | 107 SEVENTH ST E, Wood Riv | WOOD  | CLO |
| L22120726                         | 13:19:43 12/11/22 | Assist Medical  | 309 ELEVENTH ST W, Wood Ri | WOOD  | CLO |
| L22121469                         | 06:24:49 12/22/22 | Assist Medical  | 1008 MARSHALL ST, Wood Riv | WOOD  | CLO |
| L22121794                         | 13:43:27 12/28/22 | Assist Medical  | 403 NINTH ST W, Wood River | WOOD  | CLO |
| L22120151                         | 23:26:13 12/02/22 | Attention Units | US HIGHWAY 30 W & COTTONWO | WOOD  | CLO |
| L22121039                         | 17:38:36 12/15/22 | Citizen Assist  | 1416 EAST ST ; 106, Wood R | WOOD  | CLO |
| L22121677                         | 13:33:09 12/26/22 | Civil Dispute   | 210 ELEVENTH ST E, Wood Ri | WOOD  | CLO |
| L22121632                         | 12:21:48 12/25/22 | Death Invest    |                            | WOOD  | CLO |
| L22120228                         | 07:12:24 12/04/22 | Deliver Message | 210 NINTH ST W, Wood River | WOOD  | CLO |
| L22121383                         | 19:28:35 12/20/22 | Drugs           | COTTONWOOD ST & US HIGHWAY | WOOD  | CAA |
| L22121963                         | 18:16:00 12/30/22 | Harassment      | 1109 PINE ST; DOLLAR GENER | WOOD  | CLO |
| L22121679                         | 14:52:25 12/26/22 | Information     | 208 THIRTEENTH ST E, Wood  | WOOD  | CLO |
| L22121238                         | 18:21:02 12/18/22 | Juvenile Prob   |                            | WOOD  | CLO |
| L22121171                         | 12:01:28 12/17/22 | Noise           | EAST ST & GREEN ST E, Wood | WOOD  | CLO |
| L22120725                         | 12:01:35 12/11/22 | Traffic Offense | 904 DODD ST; nb, Wood Rive | WOOD  | CLO |
| L22120630                         | 21:04:56 12/09/22 | Traffic Stop    | US HIGHWAY 30 W & MAIN ST, | WOOD  | CLO |
| L22120748                         | 19:46:53 12/11/22 | Traffic Stop    | US HIGHWAY 30 W & BURWICK  | WOOD  | CLO |
| L22120753                         | 21:17:28 12/11/22 | Traffic Stop    | US HIGHWAY 30 W & BURWICK  | WOOD  | CLO |
| L22120876                         | 19:58:01 12/13/22 | Traffic Stop    | 1109 PINE ST; DOLLAR GENER | WOOD  | CLO |
| L22120878                         | 20:19:35 12/13/22 | Traffic Stop    | 108 EIGHTH ST W; CASEYS CO | WOOD  | CLO |
| L22120881                         | 21:11:02 12/13/22 | Traffic Stop    | US HIGHWAY 30 W & PINE ST, | WOOD  | CLO |
| L22121108                         | 17:46:58 12/16/22 | Traffic Stop    | US HIGHWAY 30 W & MARSHALL | WOOD  | CLO |
| L22121109                         | 17:58:54 12/16/22 | Traffic Stop    | US HIGHWAY 30 W & EAST ST, | WOOD  | CAA |
| L22121137                         | 22:02:57 12/16/22 | Traffic Stop    | US HIGHWAY 30 W & DODD ST, | WOOD  | CLO |
| L22121251                         | 22:19:41 12/18/22 | Traffic Stop    | US HIGHWAY 30 W & LILLEY S | WOOD  | CAA |
| L22121493                         | 21:53:57 12/22/22 | Traffic Stop    | MAIN ST & US HIGHWAY 30 W, | WOOD  | CLO |
| L22121698                         | 21:54:09 12/26/22 | Traffic Stop    | 108 EIGHTH ST W; CASEYS CO | WOOD  | CLO |
| L22121700                         | 21:59:09 12/26/22 | Traffic Stop    | WALNUT ST & US HIGHWAY 30  | WOOD  | CLO |
| L22121705                         | 22:26:54 12/26/22 | Traffic Stop    | US HIGHWAY 30 W & EAST ST, | WOOD  | CLO |
| L22120431                         | 08:02:23 12/07/22 | Transport       | 512 LILLEY ST, Wood River, | WOOD  | CLO |
| L22120055                         | 14:01:53 12/01/22 | Warrant         | 307 SEVENTH ST E, Wood Riv | WOOD  | CLO |
| L22120352                         | 08:57:51 12/06/22 | Warrant         | 914 EAST ST, Wood River, N | WOOD  | CLO |
| L22120353                         | 09:01:02 12/06/22 | Warrant         | 506 ELEVENTH ST E, Wood Ri | WOOD  | CLO |
| L22120999                         | 09:55:41 12/15/22 | Warrant         | 506 ELEVENTH ST E, Wood Ri | WOOD  | CLO |
| L22121686                         | 17:15:17 12/26/22 | Warrant         | 211 TENTH ST E, Wood River | WOOD  | CLO |
| L22121706                         | 22:44:34 12/26/22 | Warrant         | 211 TENTH ST E, Wood River | WOOD  | CLO |
| L22121021                         | 13:31:42 12/15/22 | Welfare Check   |                            | WOOD  | CLO |
| Total Incidents for This Agency:  |                   | 43              |                            |       |     |

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Total Incidents for This Report: 43  
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Report Includes:

All dates between `00:00:00 12/01/22` and `23:59:59 12/31/22`  
All agencies matching `HCSO`  
All officers  
All dispositions  
All natures



RICK CONRAD  
SHERIFF OF HALL COUNTY

City – County Public Safety Center  
111 Public Safety  
Drive  
Grand Island, NE 68801

Office 308-385-5200  
Fax 308-385-5209



JOSH BERLIE  
CHIEF DEPUTY

"To Serve and Protect  
Since 1859"

January 3, 2023

Ashley Manning  
Wood River City Clerk  
P.O. Box 8  
Wood River, Nebraska 68883

Dear Ashley,

The following information is the law enforcement activity conducted by the Hall County Sheriff's Department in Wood River during the month of December, 2022.

| <u>Patrol Time</u>  |   | <u>Detail Time</u>  |   | <u>C.I.D.</u>      |    |
|---------------------|---|---------------------|---|--------------------|----|
| <b>143.10 Hours</b> |   | <b>26.37 Hours</b>  |   | <b>10.50 Hours</b> |    |
| 911 Hang up         | 3 | Death Investigation | 1 | Noise              | 1  |
| Accident H & R      | 1 | Deliver Message     | 1 | Traffic Offense    | 1  |
| Assault             | 1 | Drugs               | 1 | Traffic Stop       | 14 |
| Assist Medical      | 5 | Harrassment         | 1 | Transport          | 1  |
| Attention Units     | 1 | Information         | 1 | Warrant            | 6  |
| Citizen Assist      | 1 | Juvenile Problem    | 1 | Welfare Check      | 1  |
| Civil Dispute       | 1 |                     |   |                    |    |

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

*Rick Conrad*

Rick Conrad  
Sheriff of Hall County

RC/jb  
enc.

# NWEA 2023

## WASTEWATER TRAINING SESSIONS



### CERTIFICATION TRAINING

March 6-8, 2022  
HASTINGS, NE

June 26-28, 2023  
HASTINGS, NE

July 20, 2023  
KEARNEY, NE

August 21-23, 2023  
LINCOLN, NE

October 3-4, 10-11, 2023  
NORFOLK, NE



Non-Profit Org.  
U.S. Postage  
PAID  
Omaha, NE  
Permit No. 1055

Nebraska Water Environment Association  
HDR Engineering, Inc.  
1917 S 67<sup>th</sup> Street  
Omaha, NE 68106  
Attn: Lauren Balleweg

### WASTEWATER CERTIFICATION TRAINING SESSIONS

March 6-7, 2023

Central Community College  
550 S Technical Blvd.  
Hastings, Nebraska 68902  
(Hall Student Union)

June 26-28, 2023

Clint Johannes Education Building  
1655 County Road 16.  
Wahoo, Nebraska 68066  
(East side of Lake Wahoo)

July 20, 2023

Kearney Holiday Inn  
with Heartland Conference registration  
Kearney, NE

August 21-23, 2023

Theresa Street Wastewater Facility  
2400 Theresa Street  
Lincoln, NE

October 3-4, 10-11, 2023

Northeast College Lifelong Learning Center  
801 E Benjamin Ave.  
Norfolk, NE 68701

CONTACT HOURS

NDEQ: 24 (pending approval)  
(July - 10 (pending approval))

MATERIAL COVERED

These classes are intended for  
Municipal Levels 1-3. Material for level  
4 is covered but not comprehensively.

# 2023 NEBRASKA CLERKS CONFERENCE



**Nebraska**  
Municipal Clerk Institute & Academy  
MONDAY, MARCH 13- FRIDAY, MARCH 17, 2023  
HOLIDAY INN, KEARNEY, NE

## APPLICATION OPENS NOVEMBER 7, 2022.

**Sunday, March 12, 4PM – 6PM – Jump Start:** For first time clerks, or those with less than 2 years' experience.

**Institute Dates:** Mon., March 13 - Friday, March 17, 2023

**Institute Registration Fees:** Early Bird: \$393 (Nov. 7- Feb. 11) | After Feb. 11, 2023: \$443 (NO REFUNDS after March 5, 2023)

**Academy Dates:** Wed., March 14 - Friday, March 17, 2023

**Academy Registration Fees:** Early Bird: \$223 (Nov. 7- Feb. 11) After Feb. 11, 2023: \$273 (NO REFUNDS after March 5, 2023)

**Location:** Holiday Inn, 110 2nd Avenue Kearney, NE | 68847 308.234.2212

Sorry, NO REFUNDS after March 5, 2023.



# Invoice

| Date     | Invoice #               |
|----------|-------------------------|
| 12.31.22 | Wood River<br>OOR - A40 |

**Bill To:**

City of Wood River  
C/O Ashley Manning, Clerk  
P.O. Box 8  
Wood River, NE 68883-0008

**Randy and Leigh Alexander**

53506 - 862 Rd  
Plainview, NE 68769-2118  
Phone / Fax: (402) 582-3580  
E-mail: info@cdsne.com

| Description  | Amount                   |
|--|--------------------------|
| <p><b>City of Wood River Disaster Rehab NAHTF Funds Grant (#19-TFDR-34089) OOR Project-Related Costs 11.23.2022 through 12.31.22</b></p> <p><b>*Services Include:</b></p> <ul style="list-style-type: none"> <li>• Fielding Homeowner &amp; Contractor Questions</li> <li>• Reviewing Bids</li> <li>• Verification of Contractor Registrations</li> <li>• Issuing &amp; Monitoring Contractor Contracts</li> <li>• Review and Approval of Receipts</li> <li>• Processing Contractor Claims</li> <li>• Closing Loan Documents</li> <li>• Preparing Monthly Reports</li> <li>• Interim &amp; Final Inspections</li> <li>• Travel and Supplies</li> </ul> <p>Distributed as follows:</p> <p>WR-HR-07: \$189.01<br/>WR-HR-06: \$1,078.60<br/>WR-HR-11: \$26.89<br/>WR-HR-16: \$205.20<br/>WR-HR-17: \$606.56<br/>WR-HR-18: \$965.30<br/>WR-HR-21: \$2,500.00</p> | <p><b>\$5,571.56</b></p> |

Submitted by Leigh Alexander

**TOTAL \$5,571.56**

*Leigh Alexander*



# Invoice

| Date     | Invoice #              |
|----------|------------------------|
| 12.31.22 | Wood River—<br>Lead 15 |

**Bill To:**

City of Wood River  
 C/O Ashley Manning, Clerk  
 P.O. Box 8  
 Wood River, NE 68883-0008

**Randy and Leigh Alexander**

53506 - 862 Rd  
 Plainview, NE 68769-2118  
 Phone / Fax: (402) 582-3580  
 E-mail: info@cdsne.com

| Description  | Amount            |
|--|-------------------|
| <p>City of Wood River Disaster Rehab NAHTF Funds Grant (#19 -TFDR-34089) Lead-Based Paint Specialized Services for OOR Project 11.23.22 through 12.31.22:</p> <ul style="list-style-type: none"> <li>Lead-Based Paint Clearance Testing for 3 homes at \$500 each (App # WR-HR-17, WR-HR-18, and WR-HR-21) performed 12.31.22.</li> </ul> <p>Lead-Based Paint Specialized Services Provided By:</p> <p>Randy Alexander<br/>           Lead Abatement Risk Assessor<br/>           Nebraska Certification #60</p> | <p>\$1,500.00</p> |

Submitted by Leigh Alexander

**TOTAL \$1,500.00**

*Leigh Alexander*

**Claim Approval Form - 2019 NAHTF OOR Program**

File Record

City of Wood River Disaster OOR Program

Date: January 17, 2023

*RA/*

\_\_\_\_\_  
 (Initials) Randy Alexander, Housing Rehabilitation Specialist  
 (Verification all work has been done, inspected and approved)

**Comments:**

Homeowner(s): (WR-HR-21)

Address:

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

| Contractor / Supplier  | Amount Due Payees Contractor / Homeowner(s) | Amount Due Payee Homeowner(s) Only |
|------------------------|---|------------------------------------|
| Eickmeier Construction | \$25,000.00                                 |                                    |
|                        |   |                                    |
|                        |   |                                    |

|                    |             |        |
|--------------------|-------------|--------|
| <b>Sub-Totals</b>  | \$25,000.00 | \$0.00 |
| <b>Grand Total</b> | \$25,000.00 |        |

| Total Amount Approved for Homeowner(s) | Balance Remaining After These Payments |
|--|--|
| \$25,000.00                            | \$0.00                                 |

Vote to approve work and payment by Wood River City Council

Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Council Final Approval: \_\_\_\_\_

**Signature (Mayor or Clerk)**

Date: \_\_\_\_\_

**Claim Approval Form - 2019 NAHTF OOR Program**

File Record

City of Wood River Disaster OOR Program

Date: January 17, 2023

*RA/A*

Randy Alexander, Housing Rehabilitation Specialist

(Initials)

(Verification all work has been done, inspected and approved)

**Comments:**

Homeowner(s): (WR-HR-17)

Address:

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

| Contractor / Supplier | Amount Due Payees<br>Contractor / Homeowner(s) | Amount Due Payee<br>Homeowner(s) Only |
|-----------------------|--|---------------------------------------|
| J-Tech Construction   | \$6,065.67                                     |                                       |
|                       |  |                                       |
|                       |  |                                       |
| <b>Sub-Totals</b>     | \$6,065.67                                     | \$0.00                                |
| <b>Grand Total</b>    | \$6,065.67                                     |                                       |

| Total Amount Approved for Homeowner(s) | Balance Remaining<br>After These Payments |
|--|---|
| \$25,000.00                            | \$0.00                                    |

Vote to approve work and payment by Wood River City Council

Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Council Final Approval: \_\_\_\_\_

**Signature (Mayor or Clerk)**

Date: \_\_\_\_\_

## Claim Approval Form - 2019 NAHTF OOR Program

File Record

City of Wood River Disaster OOR Program

Date: January 17, 2023

*RA/aj*

Randy Alexander, Housing Rehabilitation Specialist

(Initials)

(Verification all work has been done, inspected and approved)

**Comments:**

Homeowner(s):

App # WR-HR-11

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

| Contractor / Supplier                         | Amount Due Payees<br>Contractor / Homeowner(s) | Amount Due Payee<br>Homeowner(s) Only             |
|---|--|---|
| Menards                                       |  | \$151.74  |
|   |  |   |
|   |  |   |
| <b>Sub-Totals</b>                             | \$0.00   | \$151.74  |
| <b>Grand Total</b>                            | \$151.74                                       |   |
| <b>Total Amount Approved for Homeowner(s)</b> |  | <b>Balance Remaining<br/>After These Payments</b> |
| \$24,775.89                                   |  | \$0.00  |

Vote to approve work and payment by Wood River City Council

Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Council Final Approval: \_\_\_\_\_

**Signature (Mayor or Clerk)**

Date: \_\_\_\_\_



**Claim Approval Form - 2019 NAHTF OOR Program**

File Record

City of Wood River Disaster OOR Program

Date: January 17, 2023

*RA/aj*

Randy Alexander, Housing Rehabilitation Specialist

(Initials) (Verification all work has been done, inspected and approved)

**Comments:**

Homeowner(s): (WR-HR-07)

Address:

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

| Contractor / Supplier | Amount Due Payees Contractor / Homeowner(s) | Amount Due Payee Homeowner(s) Only |
|-----------------------|---|------------------------------------|
| England Electric LLC  | \$925.00                                    |                                    |
| Extreme Plumbing Co   | \$650.00                                    |                                    |
|                       |   |                                    |
| <b>Sub-Totals</b>     | \$1,575.00                                  | \$0.00                             |
| <b>Grand Total</b>    | \$1,575.00                                  |                                    |

| Total Amount Approved for Homeowner(s) | Balance Remaining After These Payments |
|--|--|
| \$24,991.66                            | \$0.00                                 |

Vote to approve work and payment by Wood River City Council

Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Council Final Approval: \_\_\_\_\_

**Signature (Mayor or Clerk)**

Date: \_\_\_\_\_

**Claim Approval Form - 2019 NAHTF OOR Program**

File Record

City of Wood River Disaster OOR Program

Date: January 17, 2023

RA/aj Randy Alexander, Housing Rehabilitation Specialist  
 (Initials) (Verification all work has been done, inspected and approved)

**Comments:**

Homeowner(s): (WR-HR-16)

Address:

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

| Contractor / Supplier | Amount Due Payees Contractor / Homeowner(s) | Amount Due Payee Homeowner(s) Only |
|-----------------------|---|------------------------------------|
| The Home Depot        |   | \$1,277.10                         |
| Menards               |   | \$432.90                           |
|                       |   |                                    |

|                    |            |            |
|--------------------|------------|------------|
| <b>Sub-Totals</b>  | \$0.00     | \$1,710.00 |
| <b>Grand Total</b> | \$1,710.00 |            |

| Total Amount Approved for Homeowner(s) | Balance Remaining After These Payments |
|--|--|
| \$25,000.00                            | \$0.00                                 |

Vote to approve work and payment by Wood River City Council

Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Council Final Approval: \_\_\_\_\_

**Signature (Mayor or Clerk)**

Date: \_\_\_\_\_

**Claim Approval Form - 2019 NAHTF OOR Program**

File Record

City of Wood River Disaster OOR Program

Date: January 17, 2023

*RA/aj*

Randy Alexander, Housing Rehabilitation Specialist

(Initials)

(Verification all work has been done, inspected and approved)

**Comments:**

Homeowner(s): (WR-HR-18)

Address:

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

| Contractor / Supplier | Amount Due Payees Contractor / Homeowner(s) | Amount Due Payee Homeowner(s) Only |
|-----------------------|---|------------------------------------|
| PM Renovations        | \$10,653.00                                 |                                    |
|                       |   |                                    |
|                       |   |                                    |
| <b>Sub-Totals</b>     | \$10,653.00                                 | \$0.00                             |
| <b>Grand Total</b>    | \$10,653.00                                 |                                    |

| Total Amount Approved for Homeowner(s) | Balance Remaining After These Payments |
|--|--|
| \$25,000.00                            | \$0.00                                 |

Vote to approve work and payment by Wood River City Council

Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Council Final Approval: \_\_\_\_\_

**Signature (Mayor or Clerk)**

Date: \_\_\_\_\_

**Claim Approval Form - 2019 NAHTF OOR Program**

File Record

City of Wood River Disaster OOR Program

Date: January 17, 2023

*RA/ea*

Randy Alexander, Housing Rehabilitation Specialist

(Initials)

(Verification all work has been done, inspected and approved)

**Comments:**

Homeowner(s): (WR-HR-06)

Address:

The contractors who provided labor and / or materials are listed below. The last two columns reflect the amount due and to whom check(s) is to be made payable.

| Contractor / Supplier | Amount Due Payees<br>Contractor / Homeowner(s) | Amount Due Payee<br>Homeowner(s) Only |
|-----------------------|--|---------------------------------------|
| Bates Construction    | \$5,000.00                                     |                                       |
| Country Boy Flooring  | \$1,998.75                                     |                                       |
| Floor It Nebraska     | \$710.57                                       |                                       |
| Menards               |  | \$929.17                              |
| <b>Sub-Totals</b>     | \$7,709.32                                     | \$929.17                              |
| <b>Grand Total</b>    | \$8,638.49                                     |                                       |

| Total Amount Approved for Homeowner(s) | Balance Remaining<br>After These Payments |
|--|---|
| \$17,130.57                            | \$0.00                                    |

Vote to approve work and payment by Wood River City Council

Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Council Final Approval: \_\_\_\_\_

**Signature (Mayor or Clerk)**

Date: \_\_\_\_\_



**REIMBURSEMENT REQUEST FORM FOR  
NEBRASKA AFFORDABLE HOUSING TRUST FUNDS (NAHTF)  
NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT**

|   |  |   |  |  |  |
|---|--|---|--|--|--|
| Name of Recipient<br>City of Wood River |  | Mailing Address<br>PO Box 8                 |  | City State Zip<br>Wood River, NE 68883       |  |
| NAHTF Award Number<br>19-TFDR-34089     |  | Federal Identification Number<br>47-6006420 |  | Payment Request Number<br>25                 |  |
|   |  |   |  | DED Program Representative<br>Morgan Pearson |  |

**Part I – STATUS OF FUNDS**

|  |                     |
|--|---------------------|
| <b>1. Total of Previous Payment Requests for NAHTF funds.</b>  | <b>\$289,826.14</b> |
| <i>Proceed with this payment request only if Recipient has received notification of previous payment request approval.</i> |                     |

**IMPORTANT**  
Round all figures down to penny.

**Part II – CASH REQUIREMENTS**

| Label each column with budget activity name.  | Gen Admin   | Housing Mgmt | LBP Svcs    | Housing Rehab | SF Rental Rehab | Totals       |
|---|-------------|--------------|-------------|---------------|-----------------|--------------|
| Click box to "X" if this is a Final Draw. <input type="checkbox"/>                                |             |              |             |               |                 |              |
| 1. Total Cash Requirements to Date  | \$28,800.00 | \$40,309.61  | \$18,800.00 | \$318,068.12  | \$0             | \$405,977.73 |
| 2. Less: Local Match (Other Funds) Applied  | \$0         | \$0          | \$0         | \$55,286.13   | \$0             | \$55,286.13  |
| 3. Less: State Trust Funds Disbursed to date<br>Total of this line must agree with Part I, Line1) | \$28,800.00 | \$34,738.05  | \$17,300.00 | \$208,988.09  | \$0             | \$289,826.14 |
| 4. Total of Current State Trust Funds Requested   | \$0         | \$5,571.56   | \$1,500.00  | \$53,793.90   | \$0             | \$60,865.46  |

*I certify that this request for State Trust funds has been prepared in accordance with the terms and conditions of the NAHTF contract.  
I also certify that all data reported above is correct and that the amount of the request for State Trust Funds is not in excess of current needs.*

|  |  |                                   |
|--|--|-----------------------------------|
| Signature of Authorized Official                               | Typed Name of Authorized Official<br>Greg Cramer, Mayor    | Date                              |
| Signature of Authorized Official                               | Typed Name of Authorized Official<br>Ashley Manning, Clerk | Date                              |
| Person Preparing Request for NAHTF Form Name:<br>Lori Ferguson | Organization:<br>SCEDD, Inc.                               | Email:<br>lorif@scedd.us          |
| DEPARTMENT OF ECONOMIC DEVELOPMENT USE                         | AMOUNT APPROVED: \$  | INITIALS                          |
|  |  | DATE                              |
|  |  | Telephone Number:<br>308.455.4770 |